

RETAIL FOR LEASE

CORNER HOUSE SHOPPES

1401 - 1501 Stillwater Blvd. N, Stillwater, MN 55082



AVAILABLE SF:	1,151 - 2,699 SF
LEASE RATE:	Negotiable
LOT SIZE:	1.89 Acres
BUILDING SIZE:	17,233 SF
YEAR BUILT:	1995
ZONING:	BPC - Business Park Commercial
TRAFFIC COUNTS:	Stillwater Blvd N - 15,500 Vpd Highway 36 - 38,000 Vpd

PROPERTY OVERVIEW

This busy, highly visible retail center is located on Stillwater Blvd just north of Highway 36. It is a retail dense area with a nice mix of businesses. Current tenants include: Subway, Koi Nails, Family Cuts, Computer Repair & Services, Totally Tan, Snap Fitness, Papa John's and Metro PCS.

PROPERTY FEATURES

- Highly visible retail center located in retail-dense area
- Good tenant mix
- Heavy traffic counts
- 2020: CAM \$3.74; Taxes \$4.31

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

MATTHEW KLEIN, CCIM
Senior Director - Investment Services
0: 612.382.3403
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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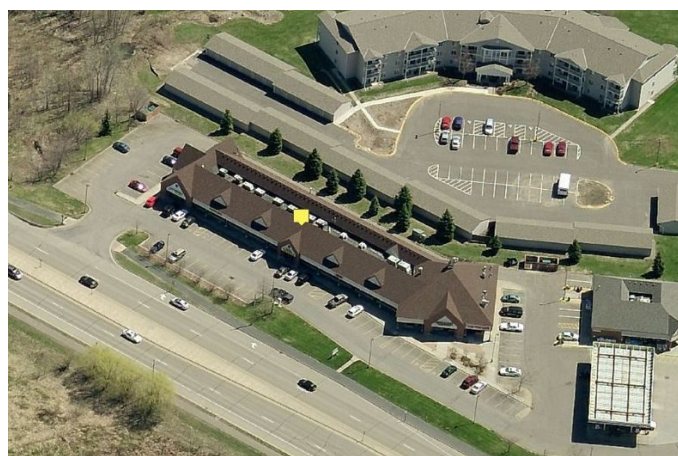
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PROPERTY NAME:	Corner House Shoppes
STREET ADDRESS:	1401 - 1501 Stillwater Blvd. N
CITY, STATE, ZIP:	Stillwater, MN 55082
PROPERTY TYPE:	Retail
APN:	3203020240015; 3203020230057
OPERATING EXPENSES:	\$7.68 psf
PARKING:	55 Spaces / 3.19
ZONING:	BPC - Business Park Commercial
YEAR BUILT:	1995
NUMBER OF STORIES:	1
CROSS STREET	W. Orleans Street



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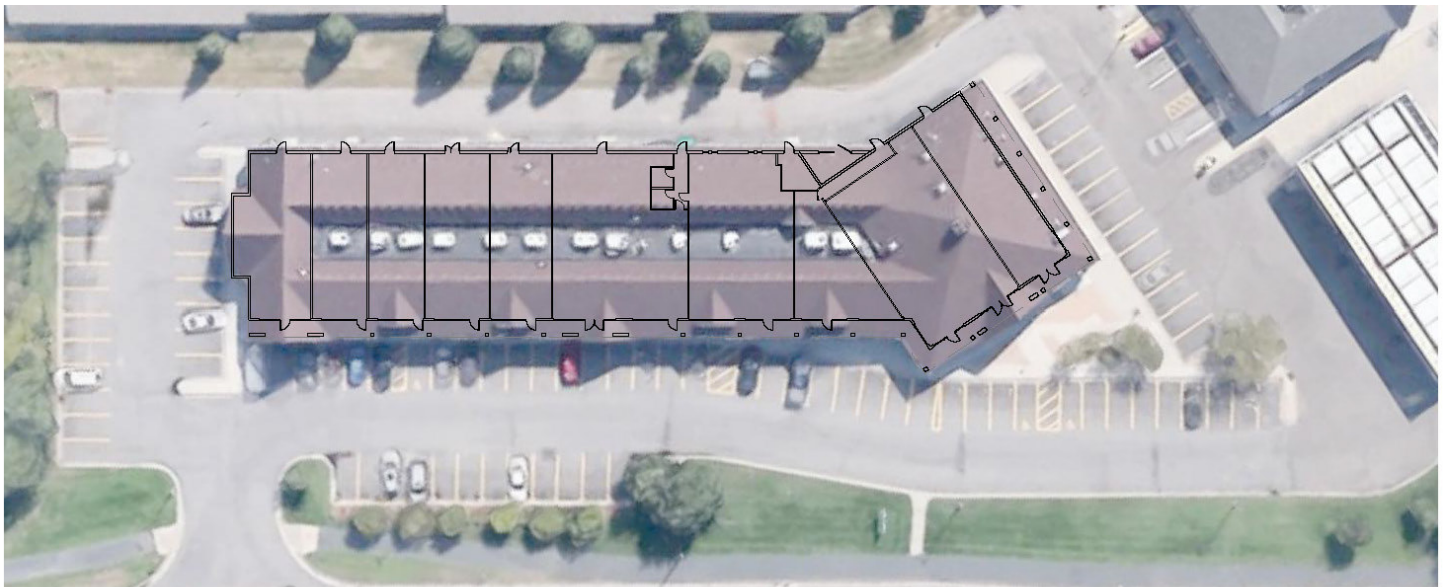
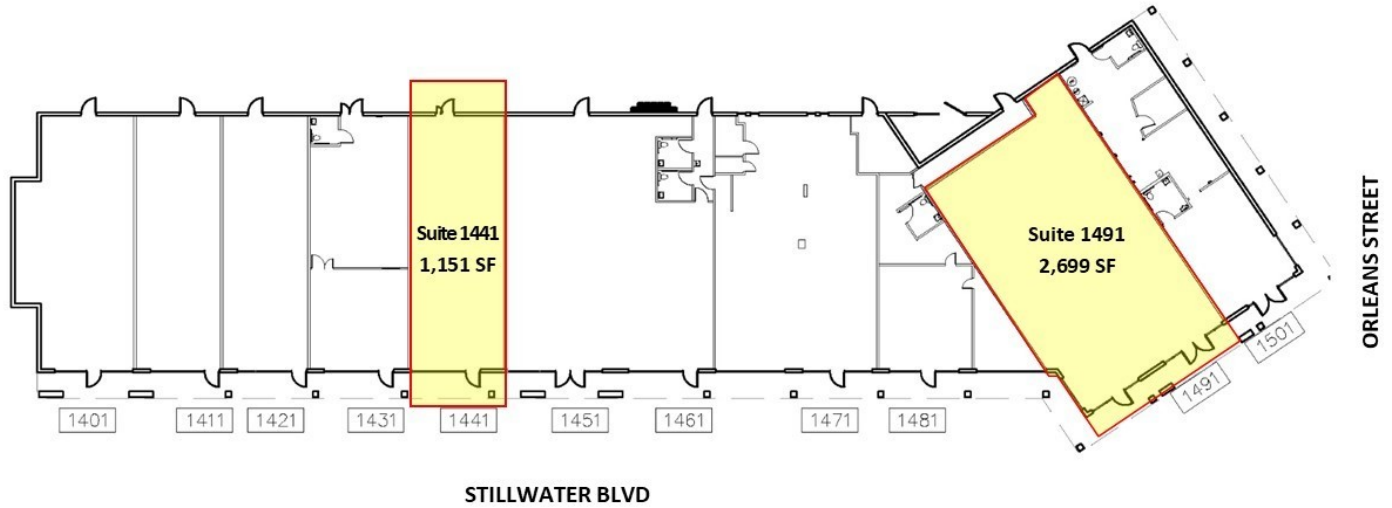
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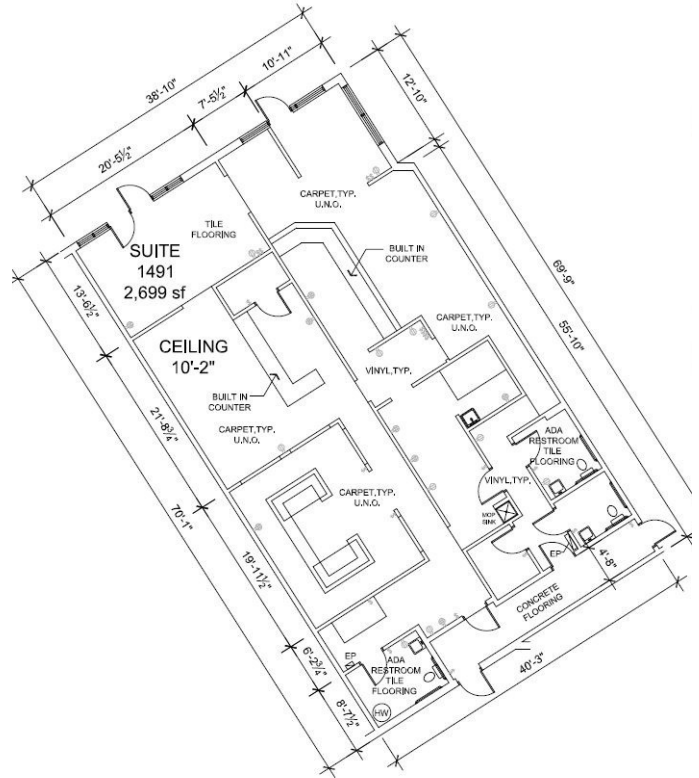
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CORNER HOUSE SHOPPES

Suite 1441 - 1,151 SF
Suite 1491 - 2,699 SF



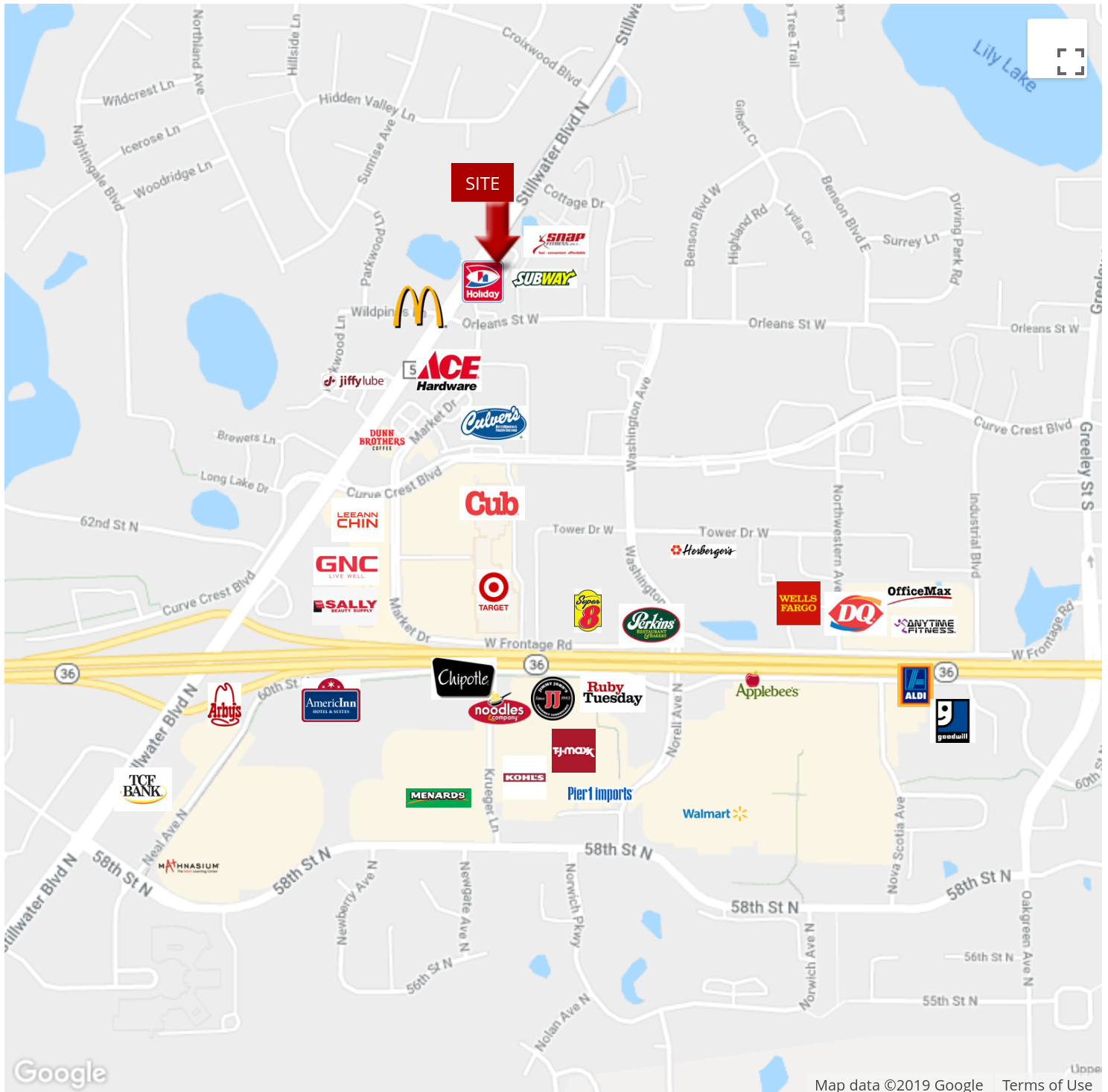
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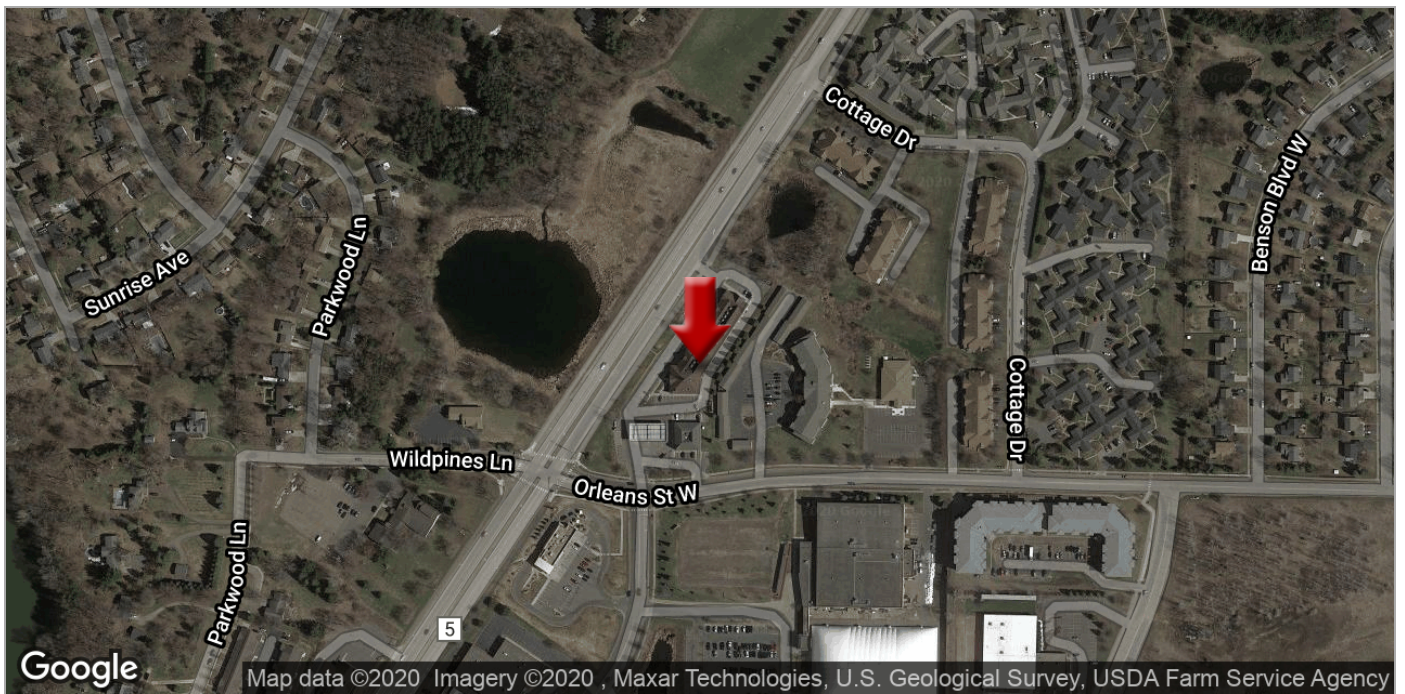
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